

TOWN PLANNING BOARD

Minutes of 796th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 25.9.2026

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

Mr Eric C.B. Chan

Dr Kelvin K.Y. Leung

Mr Wilson H.K. Shum

Chief Traffic Engineer/New Territories West,
Transport Department
Ms Vilian W.L. Sum

Chief Engineer (Works),
Home Affairs Department
Mr Bond C.P. Chow

Principal Environmental Protection Officer (Territory North),
Environmental Protection Department
Mr Raymond L.Y. Lai

Assistant Director/Regional 3,
Lands Department
Mr Frederick W.F. Kong

Deputy Director of Planning/District
Mr Kepler S.Y. Yuen

Secretary

Absent with Apologies

Dr C.M. Cheng

Mr Ryan M.K. Ip

Mr Gary X.Y. Zhang

In Attendance

Assistant Director of Planning/Board
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board
Ms Katy C.W. Fung

Town Planner/Town Planning Board
Ms Ophelia C.M. Wong

Agenda Item 1

Confirmation of the Draft Minutes of the 795th RNTPC Meeting

[Open Meeting]

1. The draft minutes of the 795th RNTPC meeting held on 11.9.2026 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

2. The Secretary reported that there were no matters arising.

Deferral Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 17 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

Deliberation Session

4. After deliberation, the Committee decided to defer decisions on the applications as requested by the applicants pending submission of further information, as recommended in the Papers.

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were four cases for renewal of temporary planning approval and the Planning Department had no objection to the applications for the further renewed periods. Details of the planning applications were in **Annex 2**.

Deliberation Session

6. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied renewal periods on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions, if any, stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses, if any, as set out in the appendix of the Papers.

Cases for Streamlining Arrangement

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

7. The Committee noted that there were 19 cases selected for streamlining arrangement and the Planning Department (PlanD) had no objection to the applications for temporary uses for the applied/recommended periods. Details of the planning applications, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 3**.

Deliberation Session

8. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied periods or the period as recommended by PlanD on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions, if any, stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses, if any, as set out in the appendix of the Papers.

Sai Kung and Islands District

[Ms Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

[Mr Simon Y.S. Wong joined the meeting at this point.]

Agenda Items 4 and 5

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/376 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Various Lots in D.D. 244, Ho Chung, Sai Kung

A/SK-HC/377 Proposed Two Houses (New Territories Exempted Houses - Small
Houses) in “Agriculture” Zone, Various Lots in D.D. 244, Ho Chung,
Sai Kung
(RNTPC Paper No. A/SK-HC/376A&377)

9. The Committee agreed that as Application No. A/SK-HC/376 for a proposed house (New Territories Exempted House (NTEH) – Small House) and Application No. A/SK-HC/377 for two proposed houses (NTEHs – Small Houses) were similar in nature and the application sites were located in close proximity to each other within the same “Agriculture” zone, they would be considered together.

Presentation and Question Sessions

10. With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the applications, the proposed developments, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the applications.

11. Members had no question on the applications.

Deliberation Session

12. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. The permission for each application should be valid until 25.9.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD's representative for attending the meeting. She left the meeting at this point.]

Sha Tin, Tai Po and North District

[Messrs Louis H.W. Cheung, Kevin K.W. Lau and Ryan C.K. Ho and Ms Ivy C.W. Wong, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/1053	Proposed Flat with Permitted Shop and Services, Eating Place, Social Welfare Facility and Public Vehicle Park (excluding container vehicle) in "Commercial (1)" Zone, Government Land at Junction of Tai Chung Kiu Road and On Sum Street (new Lot to be known as Sha Tin Town Lot (STTL) 626) and Government Land at Junction of On Sum Street and On Ping Street (new Lot to be known as STTL 627), Shek Mun, Sha Tin
(RNTPC Paper No. A/ST/1053)	

13. The Secretary reported that the application sites (the Sites) were located in Shek Mun, Sha Tin and the application was submitted by the Civil Engineering and Development Department (CEDD). The following Members had declared interests on the item:

- | | | |
|--------------------|---|--|
| Mr Vincent K.Y. Ho | - | co-owning with spouse a property in Fo Tan, Sha Tin; and |
| Ms Vilian W.L. Sum | - | her spouse owning a property in Fo Tan, Sha Tin and being an employee of CEDD. |

14. The Committee noted that Mr Vincent K.Y. Ho had not yet joined the meeting. As the property owned by Ms Vilian W.L. Sum's spouse had no direct view of the Sites and Ms Sum's spouse had no involvement in the application, the Committee agreed that she could stay in the meeting.

Presentation and Question Sessions

15. With the aid of a PowerPoint presentation, Mr Louis H.W. Cheung, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

16. Members had no question on the application.

Deliberation Session

17. The Chairperson remarked that the application was to facilitate the proposed private residential developments on the Sites zoned "Commercial (1)" in response to the Government's latest policy not to put up general commercial sites for sale in the coming fiscal year in view of the market changes and to take forward the Government's initiative for providing a steady supply of land for private housing. CEDD had conducted various technical assessments to ascertain the technical feasibility of the proposed residential developments at the Sites.

18. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 25.9.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the

appendix of the Paper.

[Mr Vincent K.Y. Ho joined the meeting at this point.]

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/794 Proposed Temporary Educational Institution (Teaching Farm) and
Associated Excavation of Land for a Period of 3 Years in “Recreation”
Zone, Various Lots in D.D. 16, Wo Tong Pui, Tai Po
(RNTPC Paper No. A/NE-LT/794)

19. The Secretary reported that the application site (the Site) was located in Lam Tsuen. Mr Daniel K.S. Lau had declared an interest on the item for his spouse being one of the owners of a property in Lam Tsuen. As the property of Mr Daniel K.S. Lau’s spouse had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

20. With the aid of a PowerPoint presentation, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

21. Members had no question on the application.

Deliberation Session

22. The Chairperson remarked that part of the Site was the subject of previously approved applications for the same use (i.e. teaching farm). The current application, covering a larger site area, involved the extension of the farm, and there was no known proposal for recreational development at the Site.

23. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 3 years until 25.9.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/795 Temporary Training Centre (Adventure Training) and Holiday Camp with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 8, Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/795)

24. The Secretary reported that the application site was located in Lam Tsuen. Mr Daniel K.S. Lau had declared an interest on the item for his spouse being one of the owners of a property in Lam Tsuen. As the property of Mr Daniel K.S. Lau’s spouse had no direct view of the application site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

25. With the aid of a PowerPoint presentation, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the application, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

26. Members had no question on the application.

Deliberation Session

27. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.9.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the

Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/64 Proposed Temporary Warehouse, Open Storage and Shop and Services (Construction Machinery) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 17 S.A RP (Part), 20 S.A RP and 26 in D.D. 86 and Lot 367 RP in D.D. 90 and Adjoining Government Land, Man Kam To
(RNTPC Paper No. A/NE-MKT/64A)

Presentation and Question Sessions

28. With the aid of some plans, Mr Ryan C.K. Ho, STP/STN, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

29. Members had no question on the application.

Deliberation Session

30. The Chairperson remarked that the planning circumstances of the current application were different from other similar approved applications as the application site was largely covered by dense vegetation and no policy support had been rendered by the relevant bureau.

31. After deliberation, the Committee decided to reject the application. The reasons were:

“(a) the proposed uses with associated filling of land are not in line with the planning

intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and

- (b) the proposed uses with associated filling of land do not comply with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) in that no previous approval has been granted to the site and there are adverse departmental comments and local objections.”

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/847 Proposed Temporary Green Fuel Station (Electric Vehicle Charging) for a Period of 4 Years in “Open Storage” Zone, Lot 1472 in D.D. 76, Hung Leng, Fanling
(RNTPC Paper No. A/NE-TKL/847)

Presentation and Question Sessions

32. With the aid of some plans, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

33. Members had no question on the application.

Deliberation Session

34. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 4 years until 25.9.2030, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

[Messrs Adrian Y.G. To, Alexander W.Y. Mak, Kimson P.H. Chiu and Jeffrey P.K. Wong and Ms Kirstie Y.L. Law, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), and Messrs Robin C.Y. Chan and Jason S.H. Wong, Town Planners/Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

Agenda Item 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/111	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted/Proposed Private Housing Developments and Proposed Public Transport Terminus, Shop and Services and Eating Place within Permitted Private Housing Developments in “Residential (Group A) 1”, “Residential (Group A) 3”, “Residential (Group B)”, “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange (2)” and “Green Belt” Zones and area shown as ‘Road’, Government Land in Kwu Tung North New Development Area and Fanling North New Development Area and Fanling Sheung Shui Town Lots No. 297 and No. 307 (RNTPC Paper No. A/KTN/111A)
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35. The Secretary reported that the application sites (the Sites) were located in Kwu

Tung North New Development Area (NDA) and Fanling North NDA. The application was submitted by the Civil Engineering and Development Department (CEDD), with AECOM Asia Company Limited (AECOM) as one of the consultants of the applicant. The following Members had declared interests on the item:

- Mr Vincent K.Y. Ho - for his firm having current business dealings with AECOM;
- Mr Timothy K.W. Ma - for living in Fanling; and
- Ms Vilian W.L. Sum - for her spouse being an employee of CEDD.

36. As Mr Vincent K.Y. Ho and Ms Vilian W.L. Sum's spouse had no involvement in the application and the residence of Mr Timothy K.W. Ma had no direct view of the Sites, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

37. With the aid of a PowerPoint presentation, Ms Kirstie Y.L. Law, STP/FSYLE, briefed Members on the background of the application, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

38. Noting that the current application involved minor relaxation of plot ratios (PRs), the Vice-chairperson enquired about the total number of flats and population of the Sites resulted from the application. In response, Ms Kirstie Y.L. Law, STP/FSYLE, said that the Sites would provide about 14,631 flats and 7,749 flats in the Kwu Tung North NDA and the Fanling North NDA respectively, with an estimated total population of about 60,428.

39. Noting that the submitted technical assessments were based on indicative development layouts, the Vice-chairperson enquired whether updated technical assessments would be required if different block layouts were adopted by future developers at the respective Sites. In response, Ms Kirstie Y.L. Law, STP/FSYLE, said that the Sites, among others, were the subject of three previously approved applications (i.e. application No. A/KTN/93, A/FLN/30 and A/FLN/32) (the Approved Applications). Relevant technical assessments of the Approved Applications had demonstrated that the increased development intensity was

technically feasible, and the minor relaxation of PRs for the Sites under the current application was the same as that under the Approved Applications. Relevant technical assessments for the increase in building heights (BHs) had also been conducted for the current application. Should the application be approved, no further technical assessments would be required if there was no increase in development intensity in future developments. Nevertheless, if the PRs and BHs of future developments at the Sites exceeded those approved under the current application, a fresh planning application supported by relevant technical assessments to demonstrate the technical feasibility of the proposed developments would be required.

40. To facilitate Members' understanding of the subject en-bloc application involving 21 sites, the Chairperson clarified that the proposed PRs and uses had been approved under the Approved Applications. The minor relaxation of BHs sought under the current application was solely to accommodate the increase in BHs resulting from the adoption of Modular Integrated Construction (MiC) and two levels of aboveground car parks in response to the recent government initiatives. Noting that the BHs proposed under the current application (i.e. column (e)) were the same as those under the Approved Applications (i.e. column (d)) for Sites K1 and K2 as detailed in the Table under paragraph 1.4 of the Paper, the Chairperson remarked that the two sets of BHs under columns (d) and (e) were formulated on different assumptions and for different purposes, with the former for accommodating the PR increase with buffer of BH reserved to allow flexibility and optimise land resources and the latter for accommodating MiC and two levels of aboveground car park. If only MiC or aboveground car park was adopted for future developments at the Sites, the maximum BHs sought under the current application should only be partially applicable as set out in the Table under paragraph 1.6 of the Paper, which showed the allowable BHs under three scenarios: (i) with MiC only; (ii) with two levels of aboveground car park only; or (iii) with both MiC and two levels of aboveground car park. Taking Site K1 as an example, if only MiC was adopted, the allowable BH would be 119 metres above Principal Datum (mPD); if only aboveground car park was provided, the allowable BH would be 125mPD; and if both were adopted, the maximum allowable BH would be 130mPD. Nevertheless, the table only demonstrated the BHs required to accommodate the increases arising from the respective government initiatives under the current application, and that the BHs for the respective site(s) under the Approved Applications would still be applicable, subject to the validity of the planning permissions.

41. The Chairperson recapitulated that the current application was mainly for minor relaxation of BHs to accommodate the latest government initiatives, with incorporation of the same PRs as those approved under the Approved Applications for scheme completeness. The increase in BHs was considered justifiable and would not affect the general BH profiles of the Kwu Tung North NDA and Fanling North NDA. PlanD therefore had no objection to the application.

42. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 25.9.2032, and after the said date, the permission should cease to have effect unless before the said date, the developments permitted were commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/412 Temporary Vehicle Repair Workshop and Shop and Services
(Renovation Services) with Ancillary Storage Use for a Period of 3
Years in “Commercial/Residential” Zone, Lot 3253 S.A RP in D.D. 104
and Adjoining Government Land, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/412A)

Presentation and Question Sessions

43. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the applied uses, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

44. Members had no question on the application.

Deliberation Session

45. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.9.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1272 Proposed Public Utility Installation (High Voltage Pillar) in
“Agriculture” Zone, Government Land in D.D. 110, Tai Kong Po, Kam
Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/1272)

46. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP.

47. Mr Wilson H.K. Shum declared an interest on the item for being the President of Yuen Long Youth of Basketball Association Limited which had received donations from CLP.

48. The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting. As the interest declared by Mr Wilson H.K. Shum in relation to the donations made by CLP to a non-governmental organisation promoting sports activities under his presidency was considered indirect, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

49. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/FSYLE, briefed Members

on the background of the application, the proposed installation, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

50. Members had no question on the application.

Deliberation Session

51. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 25.9.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/445 Temporary Logistics Centre and Workshop for a Period of 3 Years in
“Industrial (Group D)” Zone, Lots 580 (Part), 595 and 598 S.B (Part) in
D.D. 114, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/445B)

Presentation and Question Sessions

52. With the aid of some plans, Mr Alexander W.Y. Mak, STP/FSYLE, briefed Members on the background of the application, the applied uses, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

53. Members had no question on the application.

Deliberation Session

54. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.9.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/463 Temporary Vehicle Repair Workshop and Open Storage of Vehicles and Vehicle Parts and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1069 S.A RP (Part) in D.D. 106, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/463)

Presentation and Question Sessions

55. With the aid of some plans, Mr Alexander W.Y. Mak, STP/FSYLE, briefed Members on the background of the application, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

56. Members had no question on the application.

Deliberation Session

57. The Chairperson recapitulated that that the application site was the subject of a previously approved application for the same uses and fell within Category 2 areas under the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No 13G), and policy support was obtained from the Development Bureau.

58. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.9.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Messrs Kanic C.K. Kwok and Dino W.L. Tang, and Ms Zoe S.Y. Lau, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Ms Carmen K.K. Cheung, Town Planner/Tuen Mun and Yuen Long West, were invited to the meeting at this point.]

Agenda Item 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTY/513 Temporary Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years in "Residential (Group C)" and "Residential (Group D)" Zones, Lots 1150 S.B and 1150 RP in D.D.130 and Adjoining Government Land, Wong Kong Wai Road, Lam Tei, Tuen Mun
(RNTPC Paper No. A/TM-LTY/513A)

Presentation and Question Sessions

59. With the aid of some plans, Mr Kanic C.K. Kwok, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

60. A Member sought clarifications on the adverse departmental and public comments

on the application. In response, Mr Kanic C.K. Kwok, STP/TMYLW, said that the Lands Department (LandsD) objected to the application from land administration point of view as suspected domestic use was found at the application site during their site inspection. On the other hand, one adverse public comment had been received, which raised concerns about potential adverse fire safety and environmental impacts, as well as the applicant's failure to comply with the approval conditions of the previous application. The Chairperson supplemented that enforcement action against the suspected domestic use would be taken under the land administration regime as appropriate, and the application was not for domestic use.

Deliberation Session

61. The Chairperson recapitulated that apart from LandsD, other government departments consulted had no objection to or adverse comment on the application, and explained that in general, LandsD would have adverse comments in cases where lease conditions were breached. Should the Committee approve the application, the relevant land administration matters would be addressed separately through the established lease administration/enforcement procedures.

62. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.9.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTY Y/520 Proposed Temporary Warehouse for Storage of Stage Equipment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Green Belt" Zone, Lot 2447 S.A RP (Part) in D.D. 130, Shun Tat Street, Tuen Mun
(RNTPC Paper No. A/TM-LTY Y/520)

Presentation and Question Sessions

63. With the aid of some plans, Mr Kanic C.K. Kwok, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

64. Members had no question on the application.

Deliberation Session

65. The Chairperson remarked that as the application site was situated at the fringe of the subject “Green Belt” zone and policy support had been obtained from the Development Bureau, PlanD considered that sympathetic consideration could be given to the application.

66. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.9.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 48

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1370 Proposed Sewerage Treatment Plant and Organic Waste Co-digestion
Facilities in “Undetermined” Zone, Government Land in D.D. 117, Yuen
Long

 (RNTPC Paper No. A/YL-TYST/1370)

Presentation and Question Sessions

67. With the aid of a PowerPoint presentation, Mr Dino W.L. Tang, STP/TMYLW, briefed Members on the background of the application, the proposed development,

departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

68. Considering the increase in building height (BH) of the proposed development by 14.5m under the current application (covering the southern portion only) compared with the previously approved scheme (covering the whole project), and noting that the relevant government departments consulted had no adverse comment regarding visual impacts, and the design and implementation of the landscape and visual mitigation measures and the compensatory tree planting proposal would be followed up under the Environmental Impact Assessment Ordinance (EIAO), a Member enquired whether any visual mitigation measures or façade design elements were available for consideration at this stage. In response, Mr Dino W.L. Tang, STP/TMYLW, with the aid of some PowerPoint slides, said that the Town Planning Ordinance and EIAO were separate regimes. Similar concerns had been raised by the Committee on the previously approved application for the same proposed uses (No. A/YL-TYST/1181), and an additional advisory clause requesting the applicant to enhance the greenery and improve the building façade treatment had been incorporated in the planning approval, and the same advisory clause was proposed for the current application. The applicant was fully cognizant of the Committee's concerns in that regard. As shown on Drawing A-2 of the Paper, a landscape buffer along the site boundary was proposed and would be subject to detailed design by the future contractor to be engaged by the applicant. The application site (the Site) formed part of the Yuen Long South Effluent Polishing Plant (YLSEPP) (i.e. the southern portion). Under the EIAO regime, YLSEPP was covered by an approved Environmental Impact Assessment (EIA) report and an issued Environmental Permit (EP), which was subject to conditions, inter alia, on submission of landscape and visual mitigation plan (LVMP) and compensatory tree planting implementation plan that the project proponent needed to fulfil.

69. The Member reiterated that the proposed BH increase was considered substantial and enquired whether any preliminary façade treatment or design features were available to soften the building mass and enhance its compatibility with the surrounding hilly terrain. In response, Mr Dino W.L. Tang, STP/TMYLW, with the aid of some PowerPoint slides, said that there was no residential development in the immediate vicinity of the Site as shown in Drawing A-5 of the Paper, which illustrated a close-up view of the proposed development from the nullah at Kung Um Road. The nearest residential uses were located further away, as

shown in Drawing A-4 of the Paper. As mentioned in paragraph 68 above, the proposed development was covered by an approved EIA and requirements on various aspects including visual, landscaping and compensatory tree planting under the EP which were required to be complied with. The Chairperson supplemented that there should be trees on the Site which were felled for the site formation works as shown in Plan A-4b of the Paper. The EP contained conditions, amongst others, requiring the submission of an LVMP as well as compensatory tree planting, and these would be followed up by the Environmental Protection Department (EPD) under the EIAO requirements. In that connection, it was considered that a condition in relation to the visual/landscape submission for the application was not required to avoid overlapping regulatory work under EIAO and the statutory planning regime. As the advisory clause to remind the applicant to enhance the greenery and improve the building façade treatment was incorporated in the previously approval and had been suggested in the current application, and the applicant was fully aware of the Committee's concerns, the applicant should follow up on the mitigation measures to fulfil the requirements under the EP.

70. As a related issue, another Member enquired whether the LVMP under the EP should be based on the BHs of the revised Recommended Outline Development Plan (Plan A-5 of the Paper) (i.e. maximum BHs of 35 metres above Principal Datum (mPD) for the northern portion and 55mPD for the southern portion), or the BHs under the previous and current applications (i.e. maximum BHs of 40mPD for the northern portion and 53mPD for the southern portion), and whether application for variations to the EP was required due to the changes in BHs for the YLSEPP. In response, Mr Dino W.L. Tang, STP/TMYLW, said that information on whether variations to the EP were required was not available. In general, an EP and the associated conditions, if any, served as a regulatory mechanism to monitor a project from its construction phase through to its operation phase. While construction of the proposed development had not yet commenced, the applicant would need to review the implications of the current scheme and hence the mitigation measures in consultation with relevant government departments and/or authorities. The Chairperson supplemented that should the proposed changes be deemed material, a new EIA report or variation to the EP under EIAO would be required. Nevertheless, the proposed changes in BHs of the YLSEPP would unlikely trigger a new EIA or variation to the EP under EIAO. The applicant should propose mitigation measures under the LVMP for the EP based on the latest scheme.

Deliberation Session

71. The Chairperson recapitulated that the application was to facilitate an essential infrastructure and the Site was part of the previously approved application for the same uses. The proposed BH increase was mainly due to site constraints which was considered justified on technical and cost-effectiveness grounds, with a view to saving considerable time and cost. Should the application be approved, the applicant would need to review the implications of the changes in BHs of the YLSEPP for the proposed mitigation measures required under the conditions in the EP in consultation with relevant government departments.

72. A Member, while expressing support for the application, reiterated concerns regarding the façade treatment of the proposed development. The Member pointed out that the 14.5m height increase compared with the previously approved scheme would render the proposed structures visually prominent, whether viewed from a distance along the nullah at Kung Um Road or from the foothills of Kung Um Shan. The Member emphasised that such a visual impact was undesirable, and considering the surrounding future development, the proposed structures warranted a better façade treatment. The applicant should refine the building envelope to enable the proposed structures to blend harmoniously with the surrounding natural environment. Furthermore, the Member enquired how the EIAO mechanism could regulate the specific façade treatment.

73. The Committee noted that in accordance with the EP, the applicant was required to follow up with relevant government departments such as EPD and PlanD on various issues in relation to the submission and implementation of the LVMP. In addition, an advisory clause to this effect had also been incorporated requiring the applicant to enhance the greenery and improve the building façade treatment of the proposed development. The Chairperson said that the presentation of Drawing A-5 of the Paper, showing the visual impact of the proposed development without any façade treatment, was unsatisfactory, and the applicant was reminded to submit and implement visual and landscape mitigation measures under the established EIAO mechanism.

74. The Chairperson concluded that Members were generally in support of the application but had concerns on the façade treatment of the proposed development, and asked PlanD to convey such concerns to the applicant and follow up in vetting the LVMP submission. The applicant should duly note these concerns and enhance the greenery and improve the

building façade treatment.

75. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 25.9.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 56

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/333 Proposed Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development with Minor Relaxation of Plot Ratio Restriction for the whole “Comprehensive Development Area” Site (Amendments to an Approved Master Layout Plan for Phase IIA Development for Commercial Use) in “Comprehensive Development Area” Zone and area shown as ‘Road’, Yuen Long Town Lot (YLTL) 504, YLTL 544 (Part) and Various Lots in D.D. 116 and adjoining Government Land, Yuen Lung Street, Yuen Long (RNTPC Paper No. A/YL/333A)

76. The Secretary reported that the application site (the Site) was located in Yuen Long, and the application was submitted by City Success Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Wilson H.K. - for living in the vicinity of the Site and owning
Shum a property in Yuen Long town centre;

Mr Vincent K.Y. Ho - for his firm having current business dealings with SHK and AECOM; and

Mr Ryan M.K. Ip - for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from SHK.

77. The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting. As the residence and property of Mr Wilson H.K. Shum had no direct view of the Site, the Committee agreed that he could stay in the meeting. As the interest of Mr Vincent K.Y. Ho in relation to SHK was considered direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Mr Vincent K.Y. Ho left the meeting at this point.]

Presentation and Question Sessions

78. With the aid of a PowerPoint presentation, Ms Zoe S.Y. Lau, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

79. Noting that the Site was located next to a vacant site zoned “Government, Institution or Community (6)” (“G/IC(6)”) which was planned for a social welfare service complex cum youth hostel development (the Complex), and the “G/IC(6)” site had a narrow configuration, a Member raised the following questions:

- (a) the implementation progress of the Complex; and
- (b) given that the proposed commercial/office building in the Site was located close to the Complex, whether there would be any interface issues.

80. In response, Ms Zoe S.Y. Lau, STP/TMYLW, with the aid of some PowerPoint slides, made the following main points:

- (a) the general building plans (GBPs) for the Complex had been approved and the land exchange application was being processed; and
- (b) the applicant was fully cognizant of the Complex and had duly taken it into account when formulating the building layout of the proposed commercial/office building. PlanD would continue to liaise with relevant parties to follow up on interface matters as appropriate.

81. In response to the Chairperson's further enquiry, Ms Zoe S.Y. Lau, STP/TMYLW, clarified that the building block of the Complex at the adjacent "G/IC(6)" zone would be positioned in the northern part of the site to the immediate south of Castle Peak Road – Yuen Long. The Chairperson remarked that the "G/IC(6)" site were elongated in shape along the western boundary of the Site, which posed inherent site constraints. Nevertheless, potential interface issues could be effectively mitigated through appropriate architectural design measures.

82. The Member noted that the proposed pedestrian connections from the Site to the Complex and YOHO Mall 1 were designated at mezzanine floor (M/F) and 1/F respectively, and enquired whether it would be more desirable to align the connections at the same level. In response, Ms Zoe S.Y. Lau, STP/TMYLW, with the aid of some PowerPoint slides, explained that according to the approved GBPs for the Complex, the reserved pedestrian connection to the Site was situated at M/F of the Site, and the applicant had taken this into account when formulating the level of the pedestrian connection with the "G/IC(6)" site. In response to the Chairperson's enquiry, Ms Zoe S.Y. Lau, STP/TMYLW, said that PlanD did not have information regarding the discussion between the applicant and the project proponent of the Complex with regard to the pedestrian connection design. The Secretary remarked that as shown on a PowerPoint slide, the Complex would connect to the existing footbridge situated to the west of the Complex at M/F, and hence the pedestrian connection arrangements of the Complex to its west (the existing footbridge) and east (the Site) were both at M/F. Ms Vilian W.L. Sum, Chief Traffic Engineer/New Territories West, Transport Department, with reference to Drawing A-12 of the Paper, explained that the dotted line highlighted in pink denoted an indicative proposed pedestrian connection between the Site and YOHO Mall 1 to its east, which was yet to be realised, while the dotted line highlighted in green represented an existing footbridge located to the immediate west of the Complex across Castle Peak Road-

Yuen Long. The connection at M/F to the “G/IC(6)” site was proposed to link the Site with the Complex at the same level as the existing footbridge across Castle Peak Road – Yuen Long. Regarding the eastern connection to YOHO Mall 1, it would be subject to detailed design in the future.

Deliberation Session

83. The Chairperson recapitulated that the application sought planning permission for amendments to an approved Master Layout Plan for the comprehensive development zoned “Comprehensive Development Area” and the key amendment was the change of the previously approved hotel use of the Phase IIa site to commercial/office and retail uses. The Phase IIa site was elongated in shape and subject to site constraints. Pedestrian connections at the Phase IIa site with the surrounding developments had been proposed, taking into account the existing/planned pedestrian connection arrangements including the arrangement for the “G/IC(6)” site.

84. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 25.9.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

Agenda Item 58

Any Other Business

[Open Meeting]

85. There being no other business, the meeting was closed at 4:15 p.m.

**Minutes of 796th Meeting of the Rural and New Town Planning Committee
(held on 25.9.2026)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	A/I-CC/34	1 st
6	A/ST/1051	2 nd [^]
7	A/ST/1052	1 st
13	A/NE-TKL/839	2 nd [^]
16	A/NE-TKL/848	1 st
18	A/NE-TKLN/140	1 st
24	A/YL-MP/417	1 st
26	A/YL-KTN/1268	1 st
27	A/YL-KTN/1269	1 st
28	A/YL-KTN/1270	1 st
30	A/YL-NSW/370	2 nd [^]
34	A/YL-SK/462	1 st
36	A/YL-SK/464	1 st
42	A/YL-LFS/624	1 st
45	A/YL-LFS/627	1 st
46	A/YL-LFS/628	1 st
51	A/YL-TT/798	1 st

Note:

[^] The 2nd Deferment as requested by the applicant(s) was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
3	The application site was located in Cheung Chau.	- Mr Simon Y.S. Wong for his close relative owning a property in Cheung Chau
24	The application was submitted by Ten Choice Development Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK).	- Mr Vincent K.Y. Ho for his firm having current business dealings with SHK - Mr Ryan M.K. Ip for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from SHK
34	The application was submitted by Lai Chuen Lai.	- Mr Wilson H.K. Shum for having current business dealings with Lai Chuen Lai

Item No.	Members' Declared Interests	
42, 45 and 46	The application sites were located in Lau Fau Shan (LFS).	- Mr Rocky L.K. Poon for being one of the owners of a property in LFS

The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting and Messrs Simon Y.S. Wong and Vincent K.Y. Ho had not yet joined the meeting. For Items 42, 45 and 46, as Mr Rocky L.K. Poon's property had no direct view of the application sites, the Committee agreed that he could stay in the meeting. For Item 34, as the interest of Mr Wilson H.K. Shum was considered direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion on the item.

** Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/796_rnt_agenda.html for details of the planning applications.*

**Minutes of 796th Meeting of the Rural and New Town Planning Committee
(held on 25.9.2026)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
37	A/YL-SK/465	Temporary Shop and Services (Motor-vehicle Showroom) in “Village Type Development” Zone, Lot 616 S.B RP (Part) in D.D. 114, Shek Kong, Yuen Long	28.10.2026 to 27.10.2029
38	A/HSK/625	Temporary Shop and Services (Real Estate Agency) in “Village Type Development” Zone, Lot 1149 RP (Part) in D.D. 125, Tseung Kong Wai, Ha Tsuen, Yuen Long	10.10.2026 to 9.10.2029
46A	A/YL-TYST/1355	Temporary Driving School in “Open Storage” Zone, Lot 2620 RP (Part) in D.D. 120, Shan Ha Road, Yuen Long	14.10.2026 to 13.10.2029
53	A/YL-TT/801	Temporary Shop and Services (Retail Shop for Hardware Accessories) in “Village Type Development” Zone, Lot 1200 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long	28.10.2026 to 27.10.2029

**Minutes of 796th Meeting of the Rural and New Town Planning Committee
(held on 25.9.2026)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 25.9.2029

Item No.	Application No.	Planning Application
12	A/NE-MUP/231	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land in “Agriculture” Zone, Lots 36, 37 (Part) and 38 (Part) in D.D. 38, Man Uk Pin, Sha Tau Kok
14	A/NE-TKL/841	Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 1057 (Part) in D.D. 79, Ping Yeung, Ta Kwu Ling
17	A/NE-TKLN/139	Temporary Warehouse (Storage of Building Materials and Metal) in “Recreation” Zone, Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North
21	A/STT/39	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) in “Village Type Development” Zone, Lot 215 (Part) in D.D. 102, San Tin, Yuen Long
22	A/STT/40	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) in “Village Type Development” Zone, Lot 215 (Part) in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long
25	A/YL-KTN/1217	Temporary Open Storage of Construction Materials and Machineries in “Comprehensive Development Area (1)” Zone, Lot 1750A6 RP (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long
39	A/HSK/626	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) in “Other Specified Uses” annotated “Enterprise and Technology Park” Zone, Various Lots in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long
43	A/YL-LFS/625	Temporary Open Storage of Construction Materials in “Recreation” Zone, Lots 1667, 1669 and 1671 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
44	A/YL-LFS/626	Proposed Temporary Open Storage of Hardware Accessories in “Recreation” Zone, Lots 1912 (Part) and 1913 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
47	A/YL-TYST/1369	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) in “Undetermined” Zone, Various Lots in D.D. 119, Pak Sha Tsuen, Yuen Long
49	A/YL-TT/790	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 118, Yuen Long
52	A/YL-TT/800	Temporary Animal Boarding Establishment (Dog Hotel) in “Village Type Development” Zone, Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong Road, Hung Tso Tin Tsuen, Yuen Long

Item No.	Application No.	Planning Application
54	A/YL-TT/802	Proposed Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land in “Agriculture” Zone, Lots 1678 (Part) and 1679 (Part) in D.D. 119, Yuen Long
55	A/YL-TT/804	Proposed Temporary Shop and Services in “Village Type Development” Zone, Various Lots in D.D. 116, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 25.9.2031

Item No.	Application No.	Planning Application
20	A/STT/38	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) in “Village Type Development” Zone, Various Lots in D.D. 96, Poon Uk Tsuen, San Tin, Yuen Long
31	A/YL-NSW/376	Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office and Associated Filling of Land in “Village Type Development” Zone, Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long
33	A/YL-SK/454	Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land in “Village Type Development” Zone, Lot 354 in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long

(c) Application on a temporary basis for 5 years but approved on a temporary basis for 3 years until 25.9.2029

Item No.	Application No.	Planning Application
50	A/YL-TT/792	Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Office in “Village Type Development” Zone, Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long

(d) Application on a temporary basis for 6 years until 25.9.2032

Item No.	Application No.	Planning Application
57	A/YL/335	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Solar Photovoltaic System and Electric Vehicle Charging Facilities in “Village Type Development” and “Open Space” Zones, Lot 104 RP (Part) in D.D. 115, Yuen Long

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
43 and 44	The application sites were located in Lau Fau Shan (LFS).	- Mr Rocky L.K. Poon for being one of the owners of a property in LFS

Item No.	Members' Declared Interests	
55	The application was submitted by 鄭邦權.	- Mr Wilson H.K. Shum for having current business dealings with 鄭邦權
57	The application site was located in Yuen Long.	- Mr Wilson H.K. Shum for living in the vicinity of the application site and owning a property in Yuen Long town centre

As the property owned by Mr Rocky L.K. Poon, and the residence and property of Mr Wilson H.K. Shum had no direct view of the application sites under Items 43 and 44, and Item 57 respectively, the Committee agreed that they could stay in the meeting. For Item 55, as the interest of Mr Wilson H.K. Shum was considered direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion on the item.